

SUMMIT CHASE CONDOMINIUM
ENTRANCE FEATURE 07-EF-009
SEC. 3/4 TWP. 54/53 RGE. 40
MUNICIPALITY: DADE
ZONING: RU4L

Entrance Remodeling for Summit Chase Condominium

8405-8411-8421-8501-8511 NW 8th St.
Miami, Fl. 33126

Architect:
Azze Architecture, Inc.
7194 SW 47th Str.
Miami, Florida 33155
Phone (305) 663-2666 Fax (305) 663-2683

Index of Drawings:

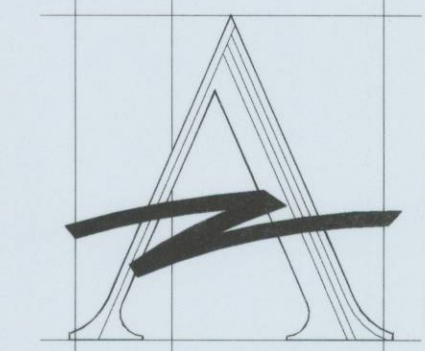
Architectural Drawings

A1-01 Location Plan, Zoning Information & Scope of Work
A1-02 Demolition Plan
A1-03 General Site Plan
A1-04 Site Details
A2-01 Guard House Architectural Plan
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MEP Drawings

MEP-1 MEP Plan

EF07.009
RECEIVED
JAN 28 2008
ZONING ADMINISTRATIVE REVIEW SECT.
MIAMI-DADE PLANNING AND ZONING DEPT.
BY
1st Rd.



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Entrance Remodeling for
an Existing Development

8405-8411-8421-8501-8511 NW 8th St.
Miami, Florida 33126

NAME OF PROJECT

DATE

NO. REVISIONS (SUBMISSIONS)

EXISTING CONDITIONS,
LOCATION PLAN,
& SCOPE OF WORK.

DRAWING TITLE

DRAWN BY: L. CAPOTE

ISSUE DATE: 9-21-07

PROJECT NO: 07328

SCALE: AS SHOWN

ARCHITECTURAL ENGINEER OF RECORD

JORGE S. AZZE

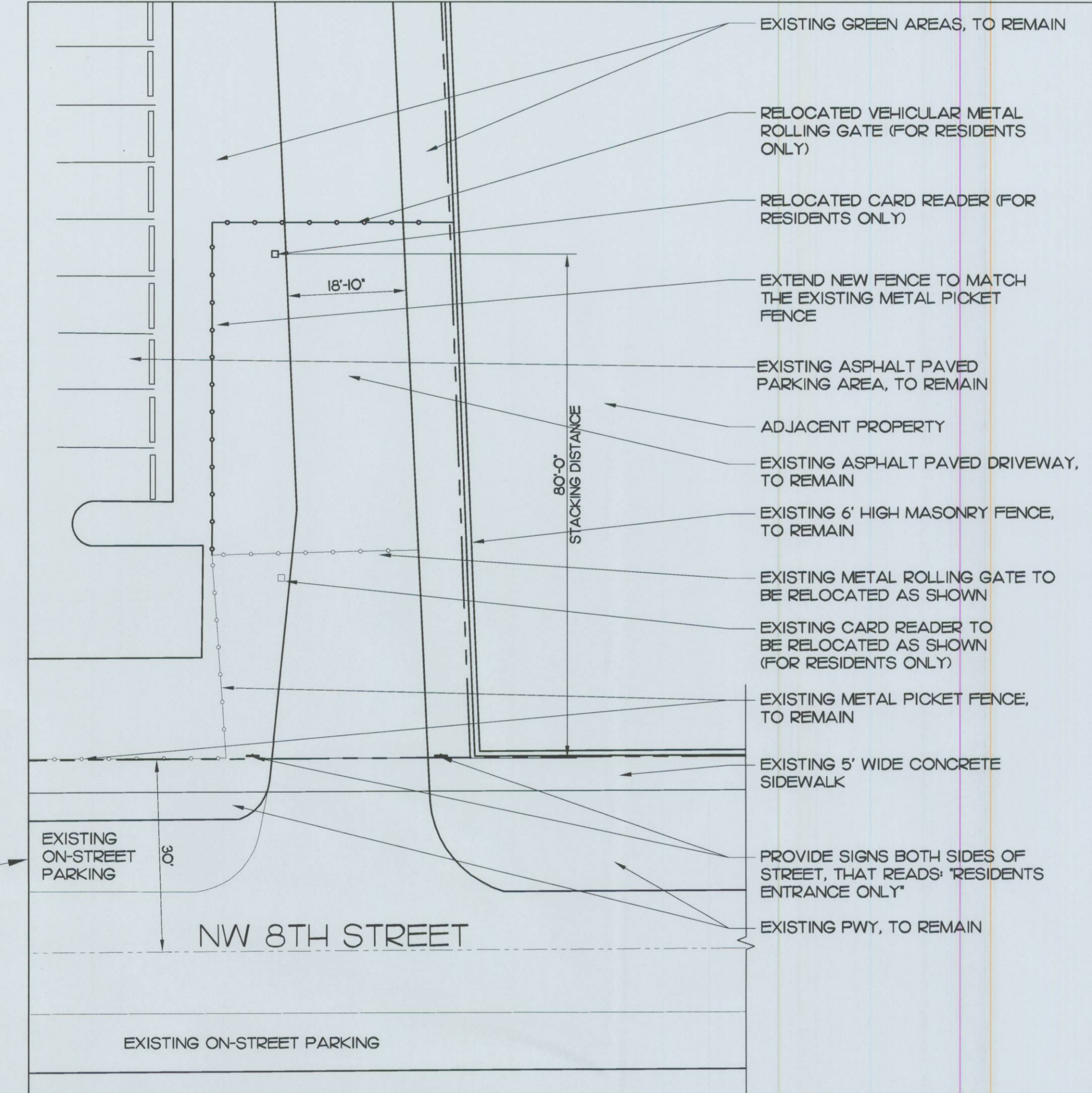
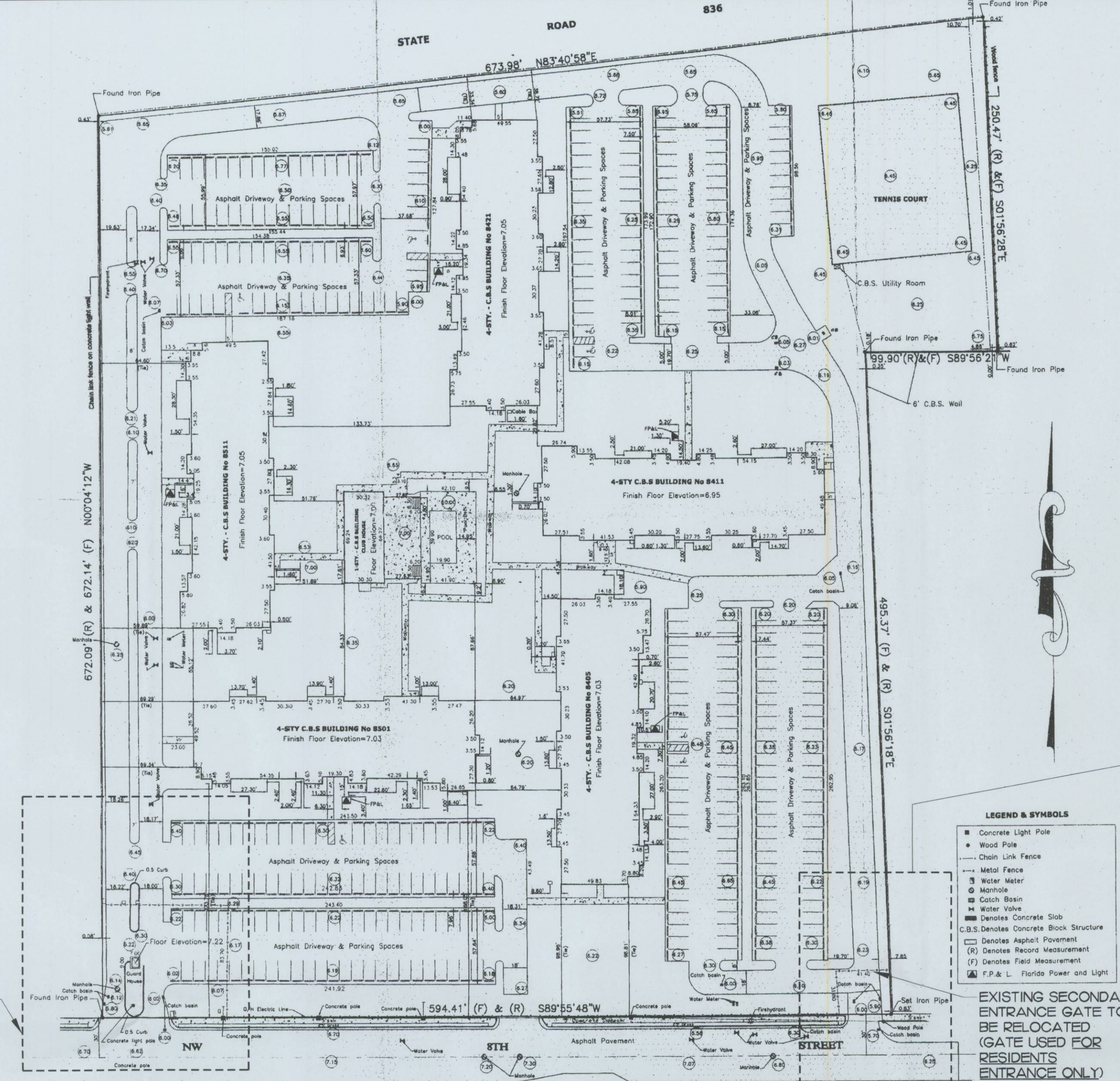
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DRAWING NO.

A1-01

SHEET OF

FILE NAME



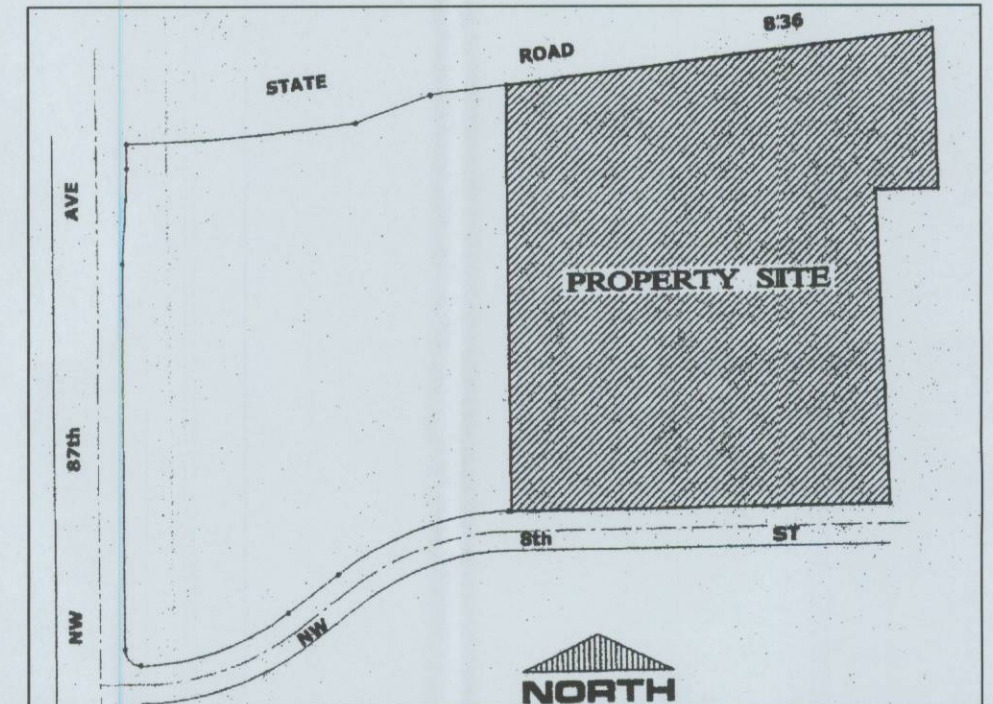
RELOCATION OF GATES ON EXISTING SECONDARY ENTRANCE FOR RESIDENTS.
SCALE: 1/16" = 1'-0"

LOCATION OF PROJECT

LOCATION MAP
SCALE: 1/64" = 1'-0"

NOTE:
THE LOCATION PLAN CONTAINS A COPY OF A SURVEY WHICH HAS BEEN MADE BY VICENTE A. TOME, REG. LAND SURVEYOR NO. 3103, FROM FLORIDA INTERNATIONAL, INC. LAND SURVEYOR (175 FONTAINEBLEU BLVD. SUITE 2L-1 MIAMI, FL. 33172 PH: (305) 551-4302.
THE COPY OF THE SURVEY IS ON THIS PLAN ONLY FOR THE PURPOSE OF SHOWING THE PROJECT LOCATION ON THE SITE.

LEGAL DESCRIPTION:
LOT 1 BLOCK 1 OF "SUMMIT CHASE" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 106 AT PAGE 82 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(THE ABOVE LEGAL DESCRIPTION WAS TAKEN FROM THE SURVEY SHOWN. SEE NOTE THIS SHEET)



LOCATION MAP
SCALE: 1" = 300'

ZONING INFORMATION:

| | |
|---------------------------------------|---|
| FOLIO NUMBER: | 30-3053-020-0001 |
| ZONING DISTRICT: | RU-4L (LIMITED APARTMENT HOUSE DISTRICT) |
| USE: | RESIDENTIAL |
| TOTAL EXISTING APARTMENT UNITS: | |
| NUMBER OF 1-BEDROOM APARTMENT UNITS: | 120 |
| NUMBER OF 2-BEDROOM APARTMENT UNITS: | 100 |
| TOTAL APARTMENTS: | 220 |
| REQUIRED PARKING SPACES: | |
| 1.5 PARKING SP. PER 1-BEDROOM UNIT: | 180 |
| 1.75 PARKING SP. PER 2-BEDROOM UNIT: | 175 |
| TOTAL REQUIRED PARKING SPACES: | 355 |
| TOTAL REQ. ACCESSIBLE PARKING SPACES: | 8 |
| TOTAL EXISTING PARKING SPACES: | 387 |
| EXISTING STANDARD PARKING SPACES: | 380 |
| EXISTING ACCESSIBLE PARKING SPACES: | 7 |
| TOTAL PROPOSED PARKING SPACES: | 375 |
| PROPOSED STANDARD PARKING SPACES: | 367 |
| PROPOSED ACCESSIBLE PARKING SPACES: | 8 |

CONTRACTOR'S SCOPE OF WORK

- CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND EXTENT OF THE WORK PRIOR TO PREPARING A PROPOSAL. THESE PLANS ARE TO PROVIDE A GENERAL SCALE AND OVERALL LAYOUT OF THE WORK.
- DEMOLISH PORTION OF ASPHALT PAVING AND PLANTING AREAS, TO INSTALL NEW CONCRETE PAVERS, CONCRETE CURBS OR LANDSCAPE AREAS, AS SHOWN ON PLAN. EXERCISE CAUTION AS TO NOT DAMAGE THE EXISTING ELEMENTS WHICH ARE TO REMAIN.
- DEMOLISH AND DISPOSE THE EXISTING GUARD HOUSE. EXERCISE CAUTION AS TO NOT DAMAGE THE EXISTING ELEMENTS WHICH ARE TO REMAIN.
- DEMOLISH AND DISPOSE THE EXISTING LIGHT POLES AS SHOWN ON PLANS. EXERCISE CAUTION AS TO NOT DAMAGE THE EXISTING ELEMENTS WHICH ARE TO REMAIN.
- PROVIDE NEW ENTRANCE GATE EQUIPMENT, AS SHOWN ON PLANS (CARD READERS, PHONE ENTRY SYSTEM, BARRIER ARMS). INCLUDING THE ELECTRICAL WORK REQUIRED FOR THE NEW EQUIPMENT.
- PROVIDE NEW DECORATIVE ENTRANCE SIGN STRUCTURE AS SHOWN ON PLANS (SURFACE MOUNTED SIGN SHALL BE DESIGNED, PERMITTED, FABRICATED AND INSTALLED BY OTHERS).
- PROVIDE NEW LIGHT FIXTURES AND SWITCHES, AS SHOWN ON PLANS, INCLUDING ALL NECESSARY COMPONENTS FOR A COMPLETE AND PROPER INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE CUT-OFF OF POWER, IF REQUIRED, WITH THE ASSOCIATION REPRESENTATIVE PRIOR TO DOING WORK.
- REMOVE AND RELOCATE THE EXISTING PORTION OF FENCE, THE GATE, AND THE CARD READER, ON THE EXISTING SECONDARY ENTRANCE, LOCATED ON THE SOUTH-EAST CORNER OF THE PROPERTY. EXTEND A NEW FENCE, TO MATCH THE EXISTING METAL PICKET FENCE, TO THE NEW LOCATION OF THE GATE, AS SHOWN ON DRAWINGS.
- THE EXISTING IRRIGATION SYSTEM IS TO REMAIN. ANY MODIFICATION, IF ANY, REQUIRED FOR THE NEW ENTRANCE SHALL BE SUBMITTED AS A SHOP DRAWING FOR APPROVAL.
- CONTRACTOR SHALL PROVIDE ANY INTERIOR AND EXTERIOR REPAIRS FOR ANY DAMAGE DONE TO FINISHES, STRUCTURAL OR UTILITY ELEMENTS. CLEAN AND PAINT THE NEW JOB AS TO MATCH THE EXISTING.
- CONTRACTOR SHALL PAY FOR, AND BE RESPONSIBLE FOR, ALL REMOVAL AND DISPOSAL REQUIREMENTS, DUMPING FEES, PERMIT FEES AND DIRECT AND INDIRECT COSTS PERTAINING TO THE REMOVAL AND DISPOSAL OF MATERIALS FROM THE SITE.

PROJECT'S GENERAL WORK DESCRIPTION

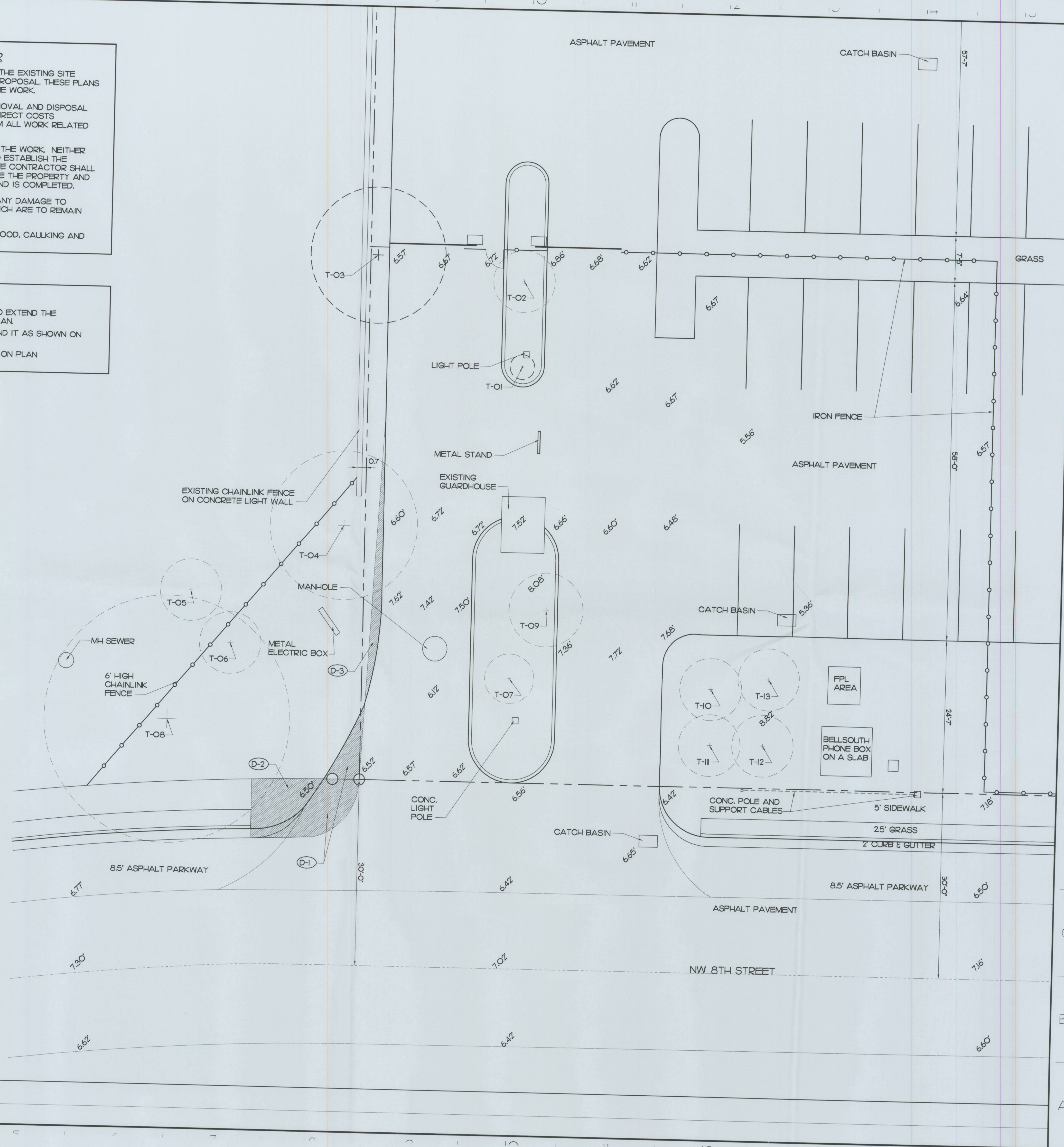
- TO REPLACE EXISTING GUARDHOUSE WITH A NEW STRUCTURE LOCATED FARTHER INTO THE PROPERTY THAN THE CURRENT ONE.
- TO PROVIDE BARRIER ARMS TO CONTROL THE VEHICULAR TRAFFIC, ONE LANE (18'-0" WIDE) FOR ENTRY BY BOTH VISITORS AND RESIDENTS, AND ANOTHER LANE (15'-0" WIDE) FOR EXISTING VISITORS TO ENTER BY WAY OF SECURITY GUARD (WHEN ON-DUTY - 24 HRS) OR BY WAY OF PHONE ENTRY SYSTEM (WHEN OFF-DUTY AND WITH CENTRAL SYSTEM IN PLACE). RESIDENTS TO ENTER BY WAY OF CARD READER. THE APARTMENT COMPLEX ALREADY HAS A "RESIDENTS ONLY" ENTRANCE GATE ON NW 8 ST SOUTH-EAST CORNER OF THE PROPERTY, ALSO OPERATED BY CARD READER, WHICH IS TO REMAIN IN OPERATION AND TO BE RELOCATED FARTHER INTO THE PROPERTY, IN ORDER TO PROVIDE A LONGER STACKING DISTANCE.
- TO RECONFIGURE THE ENTRANCE AND EXISTING DRIVEWAY, TO ALLOW BOTH A RIGHT-TURN AND LEFT-TURN EXISTING LANES, TO ALLOW BOTH A VISITORS AND RESIDENTS ENTRANCE LANES. TO PROVIDE A TURN-AROUND LANE FOR VEHICLES WHICH DO NOT ENTER PAST THE GATES. TO PROVIDE A SMALL PARKING AREA FOR VISITORS, WHICH WOULD ENTER VIA A PEDESTRIAN GATE.

GENERAL DEMOLITION NOTES FOR THE CONTRACTOR

1. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING SITE CONDITIONS AND EXTENT OF THE WORK PRIOR TO PREPARING A PROPOSAL. THESE PLANS ARE TO PROVIDE A GENERAL SCOPE AND OVERALL LAYOUT OF THE WORK.
2. CONTRACTOR SHALL PAY FOR AND BE RESPONSIBLE FOR ALL REMOVAL AND DISPOSAL REQUIREMENTS, DUMPING FEES, PERMIT FEES AND DIRECT AND INDIRECT COSTS PERTAINING TO THE REMOVAL AND DISPOSAL OF MATERIALS FROM ALL WORK RELATED TO THIS PERMIT.
3. CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF THE WORK. NEITHER THE ORDER, NOR THE SEQUENCE, OF THESE NOTES IS INTENDED TO ESTABLISH THE CONTRACTOR'S ORGANIZATION AND EXECUTION OF THE WORK. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AS TO THE BEST MEANS TO SECURE THE PROPERTY AND THE PROTECTING THE CONSTRUCTION WORK AS IT PROGRESSES AND IS COMPLETED.
4. CONTRACTOR SHALL EXERCISE CAUTION SO AS TO NOT CAUSE ANY DAMAGE TO REMAINING STRUCTURAL ENVELOPE OR INTERIOR COMPONENTS WHICH ARE TO REMAIN AND ARE NOT IDENTIFIED TO BE DEMOLISHED OR REMOVED.
5. CONTRACTOR SHALL PROVIDE CLEAN OPENINGS, FREE OF NAILS, WOOD, CAULKING AND CONSTRUCTION DIRT OR DEBRIS.

SPECIFIC DEMOLITION NOTES

- (D-1) DEMOLISH AND DISPOSE EXISTING ASPHALT PAVEMENT IN ORDER TO EXTEND THE SIDEWALK AND THE LANDSCAPED AREA, AS SHOWN ON THE NEW PLAN.
- (D-2) DEMOLISH AND DISPOSE PORTION OF SIDEWALK IN ORDER TO EXTEND IT AS SHOWN ON THE NEW PLAN.
- (D-3) REMOVE AND DISPOSE PORTION OF LANDSCAPED AREA AS SHOWN ON PLAN.



EXISTING TREE LEGEND

| TREE # | DESCRIPTION | HEIGHT | SPREAD | Ø | CONDITION | ACTION |
|---------|-----------------|--------|--------|-------|-----------|--------|
| T-01 | PALM | 5.00' | 4.00' | 1.00' | GOOD | REMOVE |
| T-02 | PALM | 19.00' | 10.00' | 0.70' | GOOD | REMOVE |
| T-03 | ACACIA | 25.00' | 22.00' | 1.00' | GOOD | REMAIN |
| T-04 | BOTTLE BRUSH | 20.00' | 24.00' | 1.30' | GOOD | REMAIN |
| T-05 | (NOT USED) | | | | | |
| T-06 | PALM | 19.00' | 10.00' | 0.70' | GOOD | REMAIN |
| T-07 | PALM | 16.00' | 8.00' | 1.00' | GOOD | REMOVE |
| T-08 | SEA GRAPE | 30.00' | 40.00' | 2.50' | GOOD | REMAIN |
| T-09 | SILVER BUTTWOOD | 15.00' | 12.00' | 0.60' | GOOD | REMAIN |
| T-10-11 | PALM | 15.00' | 10.00' | 0.80' | GOOD | REMOVE |
| T-13-14 | PALM | 15.00' | 10.00' | 0.80' | GOOD | REMAIN |

EXISTING TREE - INFORMATION TAKEN FROM THE SURVEY MADE BY WALTER E. VENEGA, PROFESSIONAL SURVEYOR AND MAPPER, LICENCE NO. 31065 ON 07/18/07 (ORDER NO. 0707-22) FROM CARIBBEAN LAND SURVEYORS, INC. (11865 SW 26TH ST BUILDING 1, SUITE 13, MIAMI, FL 33175) PHONE: (305)-227-6967 FAX: (305)-227-7142

NEW TREES-LEGEND

| CODE | COMMON NAME | BOTANICAL NAME | HEIGHT | SPREAD | QUANTITY |
|------|-------------|---------------------|-------------|--------|------------|
| QVI | LIVE OAK | QUERCUS VIRGINIANA | 16'-0" MIN. | 8'-0" | 6 |
| PDA | DATE PALM | PHOENIX DACTYLIFERA | 14'-0" MIN. | 6'-0" | 16 |
| CIC | COCOPALM | CHRYSOBALANUS ICACO | 24' | 18' | (300 MIN.) |

EXISTING CHAINLINK FENCE ON CONCRETE LIGHT WALL IN ADJACENT PROPERTY, TO REMAIN

PROPOSED 6' CONC. CURB WHERE SHOWN (TYP) (95'-9" LINEAR FEET)

PROPOSED BARRIER ARM ASSEMBLY MOTOR (TYP X 2)

PROPOSED 6' CONC. CURB WHERE SHOWN (TYP) (138'-5" LINEAR FEET)

REMOVE LANDSCAPE AND INSTALL BRICK PAVERS

PROPOSED 25'-6" OUTSIDE & 14'-5" INSIDE MIN. TURNING RADIUS FOR VEHICLE TURNING PATH

CONDENSING UNIT ON A 4" THICK CONC. SLAB

PROPOSED 6' CONC. CURB WHERE SHOWN (TYP) (163'-3" LINEAR FEET)

EXISTING LANDSCAPED AREA

PHONE ENTRY SYSTEM

PROPOSED DATE PALMS (TYP X 4)

PROPOSED 4' WIDE CONC. STOOP

EXISTING 8" VCP SAN.

PROPOSED CARD READER FOR RESIDENTS

EXISTING GUARDHOUSE STRUCTURE TO BE REMOVE

PROPOSED KNOX KEY SWITCH (MODEL 3502) MOUNTED ON A 6' TO 7' HIGH (ABOVE FINISH FLOOR PAVEMENT) POLE, TO ALLOW RESPONDING EMERGENCY PERSONNEL ACCESS TO THE PROPERTY, AS REQUIRED BY MIAMI-DADE COUNTY FIRE RESCUE DEPARTMENT AND IN ACCORDANCE WITH NFPA 1: 10.12.1, 10.12.2 AND 10.12.3

PROPOSED 2'-0" WIDE CONCRETE CURB

PROPOSED DECORATIVE FOUNTAIN (TO BE SELECTED BY OWNER)

EXISTING FPL METAL ELECTRICAL PANEL

PROPOSED 2'-4" SOLID WHITE THERMOPLASTIC (TYP)

PROPOSED DIRECTIONAL ARROWS AS PER FOOT INDEX 17346 (TYP)

EXISTING 6' HIGH CHAINLINK FENCE

EXISTING MH SEWER

PROPOSED DATE PALMS (TYP X 4)

PROPOSED NEW DECORATIVE ENTRANCE SIGN STRUCTURE (SIGN BY OTHERS) (TYP X 2)

EXISTING WASD EASEMENT

PROPOSED NEW STOP SIGNS WHERE SHOWN ON PLANS (R1-1) (TYP)

EXISTING 5' SIDEWALK

EXISTING 25' GRASS AREA
EXISTING 2' CURB & GUTTER

EXISTING ON-STREET PARKING

EXISTING 8" CI WATER MAIN

EXISTING 8" PVC

EXISTING MAN-HOLE

EXIST. INTERIOR STREET

EXIST. INTERIOR STREET

PROPOSED 6' CONC. CURB WHERE SHOWN (TYP) (23'-10" LINEAR FEET)

EXISTING ASPHALT PAVEMENT TO BE PATCHED THEN RESURFACED

PROPOSED BARRIER ARMS

PROPOSED DATE PALMS (TYP X 3)

NEW LANDSCAPED AREA

EXISTING 8" CI WATER MAIN

SAW-CUT AND REMOVE ASPHALT PAVEMENT AND SUBSTRATE AS SHOWN, PROVIDE NEW LANDSCAPED ISLAND

PROPOSED 6' CONC. CURB WHERE SHOWN (TYP) (22'-4" LINEAR FEET)

RECONFIGURE LANDSCAPED ISLAND, AS SHOWN

REMOVE LANDSCAPED AREA, PATCH ASPHALT

50'-0" MIN. FIRE TRUCK TURNING RADIUS, (TYP) AS REQUIRED BY MIAMI-DADE FIRE DEPT STANDARDS

NEW LANDSCAPED AREA

36" WIDE PEDESTRIAN WALKWAY

4' HIGH 39" WIDE PEDESTRIAN GATE

5'-0" X 5'-0" TURN AROUND

LANDSCAPED AREA

CONC. PEDESTRIAN WALKWAY

EXISTING PARKING STALLS TO REMAIN

EXISTING ASPHALT PAVEMENT, TO REMAIN

NEW 4' HIGH METAL FENCE TO MATCH EXISTING

STOP SIGN

PROPOSED 6' CONC. CURB WHERE SHOWN (TYP) (205'-1" LINEAR FEET)

PROPOSED 6' CONC. CURB WHERE SHOWN (TYP) (60'-10" LINEAR FEET)

VISITOR'S TEMPORARY PARKING SPACES

PROPOSED NEW LIVE OAKS (TYP X 6)

SAW-CUT AND REMOVE EXISTING ASPHALT PAVEMENT AND SUBSTRATE TO PROVIDE NEW LANDSCAPED AREAS AND PEDESTRIAN WALKWAY

RESURFACE AND REGRADE ASPHALT PARKING AREA WHICH IS TO BE RECONFIGURED - AND THOSE EXISTING PORTIONS TO REMAIN. RELOCATE AND RE-STRIPE THE PARKING SPACES AS SHOWN ON PLANS.

LEVEL SIDEWALK WITH ASPHALT PAVEMENT (SIDEWALK TO HAVE 1/20 MAX. SLOPE)

PROPOSED DATE PALMS (TYP X 5)

EXISTING CATCH BASIN

EXISTING SLAB-MOUNTED FPL TRANSFORMER

REMOVE LANDSCAPE AND INSTALL BRICK PAVERS

PROPOSED NEW DECORATIVE ENTRANCE SIGN STRUCTURE (SIGN BY OTHERS) (TYP X 2)

EXISTING BELLSOUTH EQUIPMENT ON A SLAB (10'X10' EASEMENT)

EXISTING LIGHT POLE

NEW 4' HIGH METAL FENCE TO MATCH EXISTING

EXISTING 4' HIGH IRON FENCE TO REMAIN

EXISTING LANDSCAPED AREA TO REMAIN

EXISTING CONC. POLE

EXISTING 5' SIDEWALK

EXISTING 25' GRASS

EXISTING 2' CURB & GUTTER

EXISTING CONC. POLE WITH SUPPORT CABLES

EXISTING ON-STREET PARKING

PROPOSED SIGN FIRE/POLICE DEPARTMENT AND RESIDENTS - RIGHT LANE VISITORS - LEFT LANE

PROPOSED 6' CONC. CURB WHERE SHOWN (TYP) (205'-1" LINEAR FEET)

EXISTING ASPHALT PAVEMENT

EXISTING 10" VCP SAN.

NW 8TH STREET

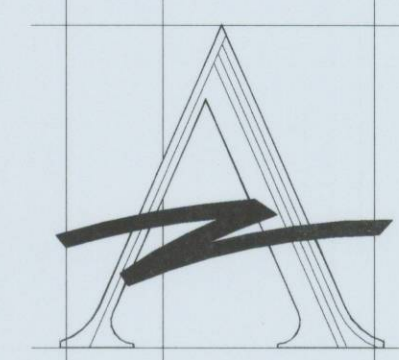
DRAWING LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING GRADE ELEVATIONS (NOT FINAL ELEV.)
- NEW TREES
- LANDSCAPE LIGHTING
- RELOCATED LIGHT POLE
- SIGN LIGHTING
- STOP SIGN
- DATE PALM
- LANDSCAPED HEDGE

NORTH

A-1 SITE PLAN

AI-03 SCALE: 1/8" = 1'-0"



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Entrance Remodeling for
an Existing Development

8405-8411-8421-8501-8511 NW 8th St.
Miami, Florida 33126

SITE PLAN

DRAWN BY: L. CAPOTE

ISSUE DATE: 9-21-07

PROJECT NO. 07328

SCALE: AS SHOWN

ARCHITECT OR ENGINEER OF RECORD:

JORGE S. AZZE, 1-28-08


09688

DRAWING NO.

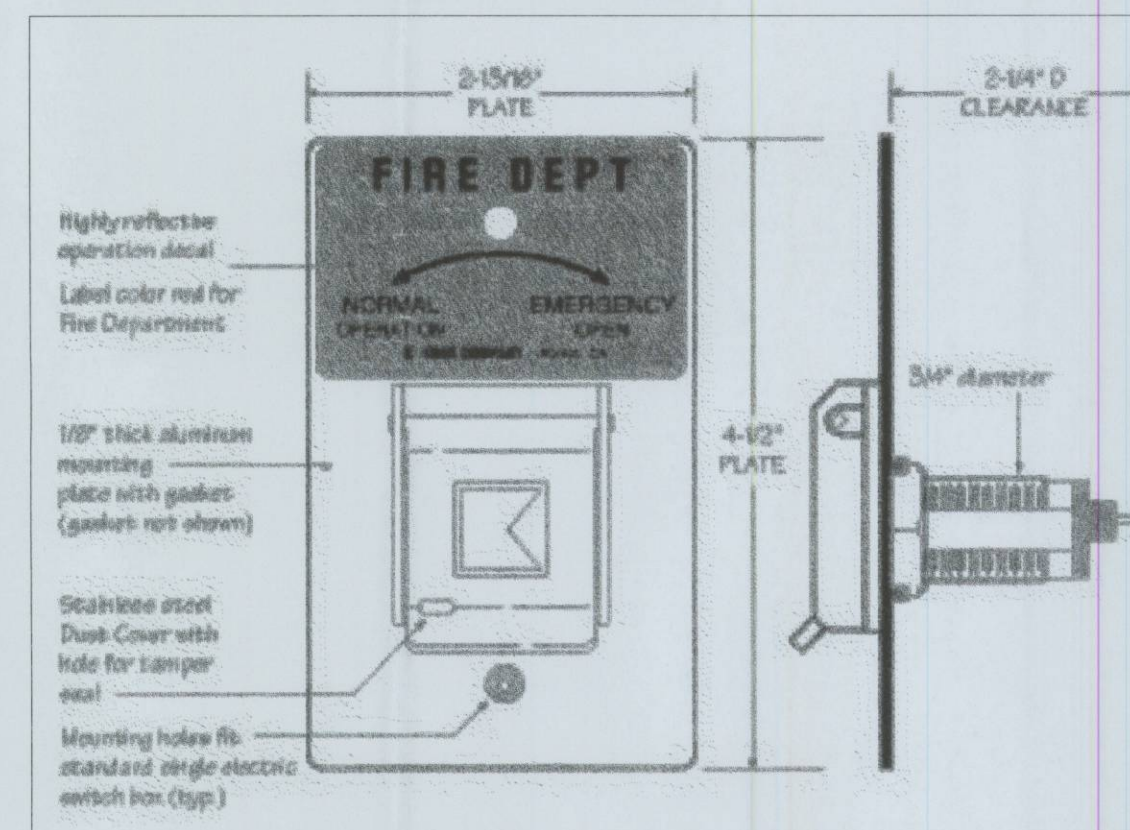
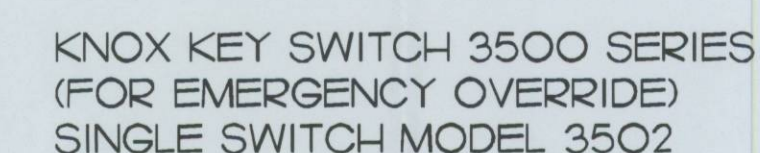
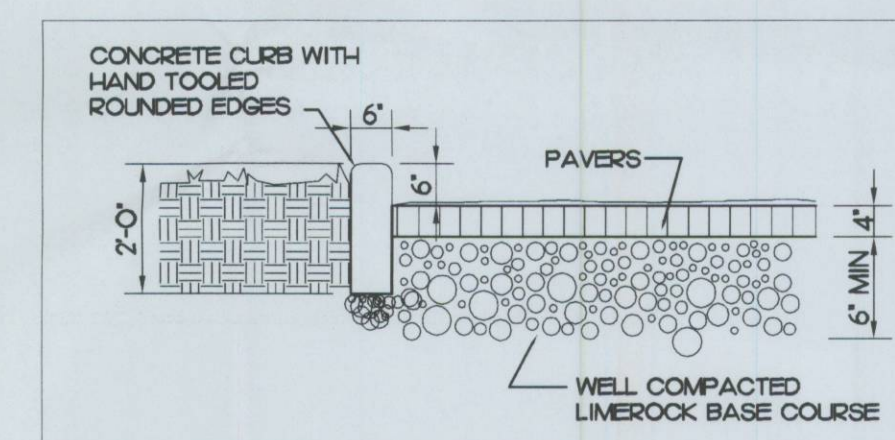
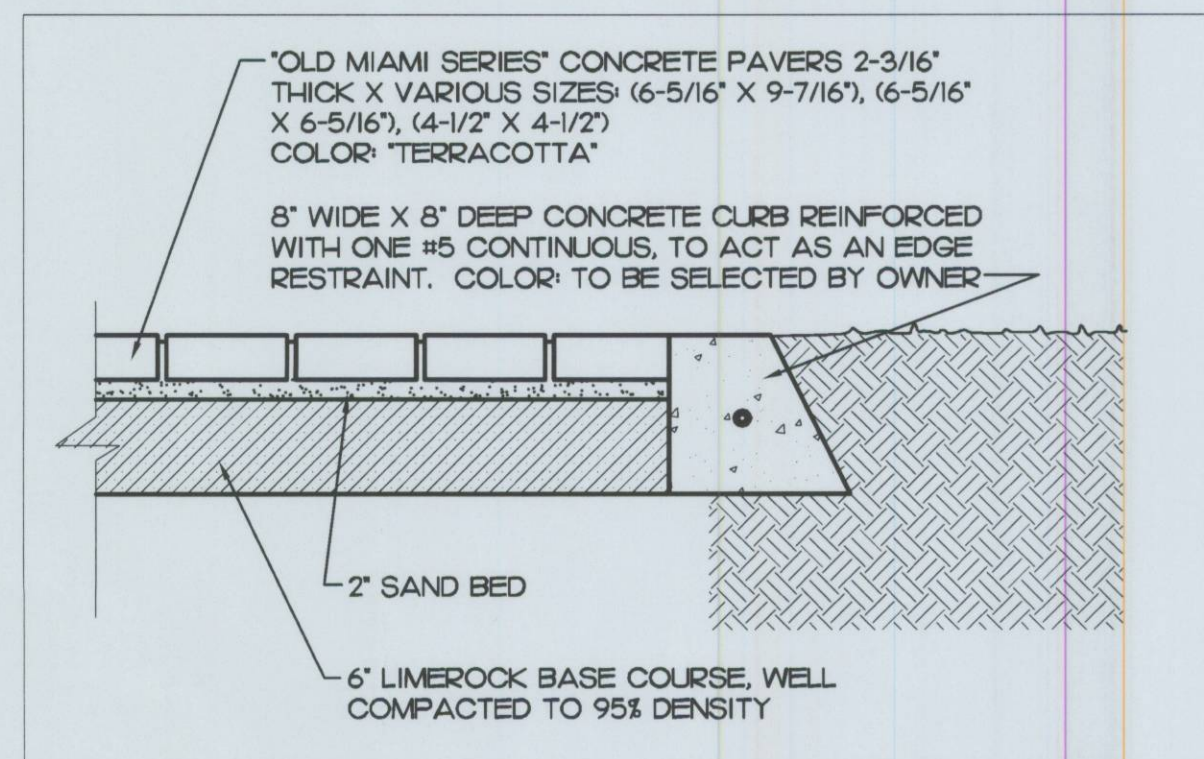
AI-03

SHEET 01



| | |
|---|------------------------|
| DRAWN BY: L. CAPOTE | ISSUE DATE: 9-21-07 |
| PROJECT NO. 07328 | SCALE: AS SHOWN |
| ARCHITECT OR ENGINEER OF RECORD:  JORGE S. AZZE 09688 | |

SHEET OF



ABBREVIATIONS:
H.M. - HOLLOW METAL
H.C. - HOLLOW CORE
K.I.T.L. - KEY IN THE LOCKSET

DOOR NOTES

SEE ALSO ACCESSIBILITY NOTES TABLE ON THIS SHEET

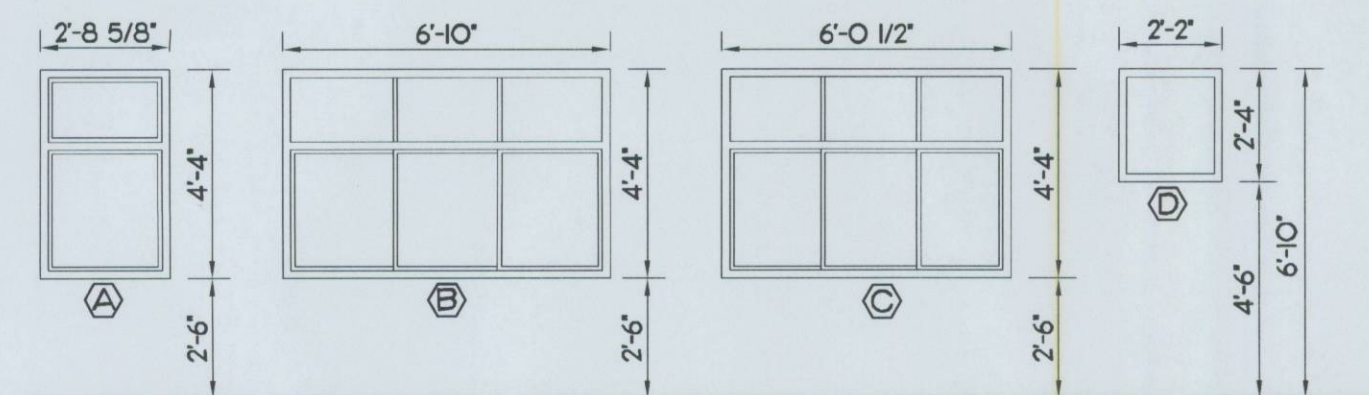
DOOR HANDLES: ALL DOOR HANDLES SHALL BE LEVER TYPE AS PER FBC II.4.13.9

DOOR WIDTH: NO DOOR OPENING IN THE MEANS OF EGRESS SHALL BE LESS THAN 32 IN. NOR WIDER THAN 48 IN. WHERE A PAIR OF DOORS IS PROVIDED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A MINIMUM 32 IN. CLEAR WIDTH OPENING.

DOOR OPENING FORCE: THE FORCE REQUIRED TO FULLY OPEN ANY DOOR MANUALLY IN A MEANS OF EGRESS SHALL NOT EXCEED 15 LBF. TO RELEASE THE LATCH, 30 LBF. TO SET THE DOOR IN MOTION, AND 15 LBF. TO OPEN THE DOOR TO THE MIN. REQUIRED WIDTH. FORCE SHALL BE APPLIED TO THE LATCH STILE.

DOOR FINISH: UNLESS OTHERWISE INSTRUCTED BY THE OWNER, ALL WOOD DOORS AND FRAMES SHALL BE PAINT-GRADE QUALITY FINISH.

| WINDOW SCHEDULE | | | | | | | | | |
|-----------------|----------|----------|-------------------------|--------------|--------|------------------|--------------------|-------------|--------------|
| MARK | QUANTITY | MULTIPLE | STAND. WINDOW DESCRIPT. | WINDOW SIZES | | | WINDOW FABRICATION | | |
| | | | | WIDTH | HEIGHT | SILL HEIGHT AFF. | FRAME | GLASS THKNS | GLASS TINT |
| (A) | 1 | | FIXED GLASS | 2'-8 5/8" | 4'-4" | 2'-6" | ALUM. | 3/16" | |
| (B) | 1 | | SLIDING | 6'-10" | 4'-4" | 2'-6" | ALUM. | 3/16" | |
| (C) | 1 | | SLIDING | 6'-0 1/2" | 2'-4" | 4'-6" | ALUM. | 3/16" | |
| (D) | 1 | | PIVOT | 2'-2" | 2'-4" | 4'-6" | ALUM. | 3/16" | OPAQUE GLASS |



"CONTRACTOR RESPONSIBLE FOR SIZE OF OPENINGS" NOTE

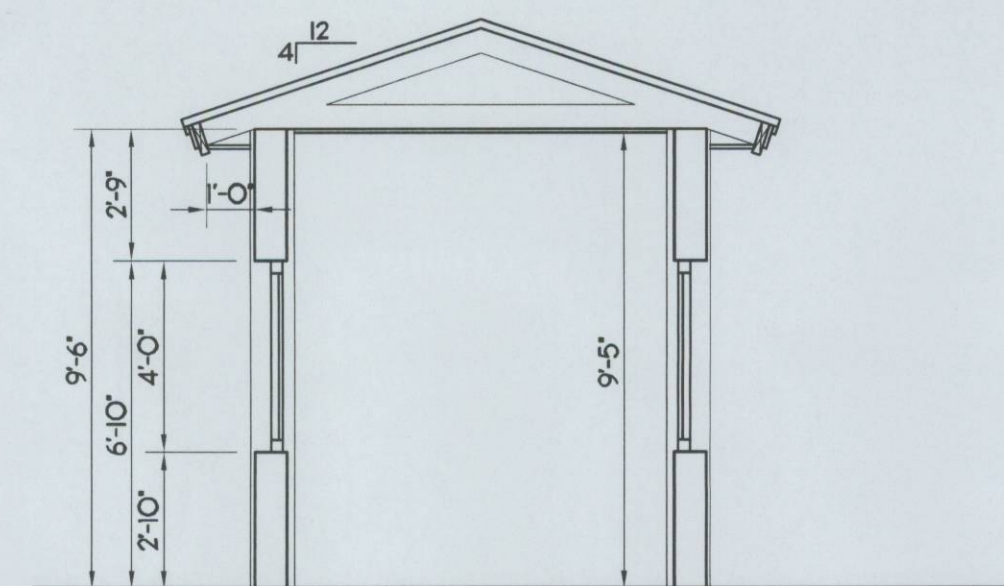
THE WINDOW AND DOOR OPENINGS SHOWN ON THE PLANS AND IN THE SCHEDULES IS ONLY A GENERAL GUIDELINE OF THE DESIGN TO ESTABLISH THE LOCATION OF SUCH OPENINGS IN THE ARCHITECTURAL DRAWINGS AND STRUCTURAL DRAWINGS. THE ULTIMATE SELECTION OF THE DOOR AND WINDOW MANUFACTURER BY THE CONTRACTOR WILL DETERMINE THE NECESSARY DIMENSION OF THE OPENINGS. FOR THIS REASON THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE SIZE OPENINGS WITH THE MANUFACTURER SELECTED.

ABBREVIATIONS
W.R.G.W.B. - WATER RESISTANT GYPSUM WALL BOARD

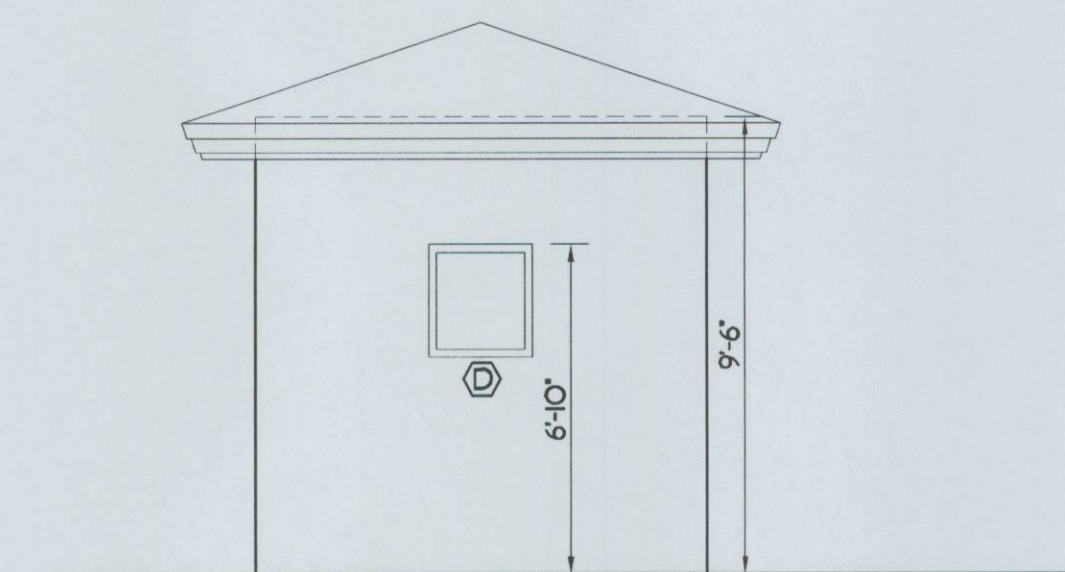
| MINIMUM INTERIOR FINISH CLASSIFICATION (TABLE 803.3) | |
|--|------------------------------------|
| OCCUPANCY | NOT SPRINKLERED INTERIOR SPACES |
| UTILITY & MISC.-GROUP U (ACC. RESIDENTIAL - GARAGE, HOUSE) | NO RESTRICTIONS |

ALL INTERIOR FINISHES SHALL COMPLY WITH FBC SECTION 803

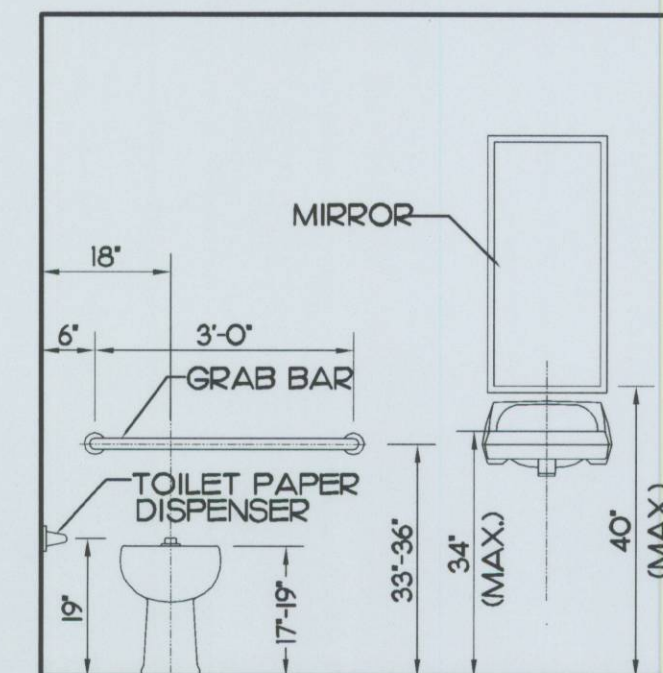
| | |
|-------------|--|
| USE: | GROUP U (UTILITY AND MISCELLANEOUS) (ACCESSORY TO A RESIDENTIAL OCCUPANCY) |
| A/C AREA: | 201 SF |
| ENTRY AREA: | 63 SF |



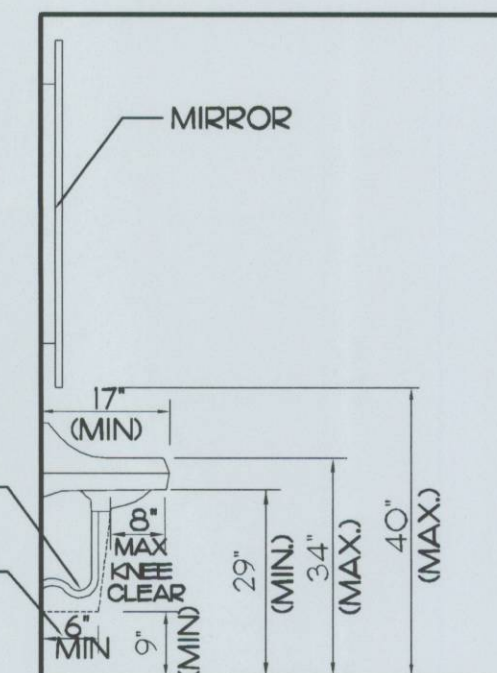
SECTION A-A



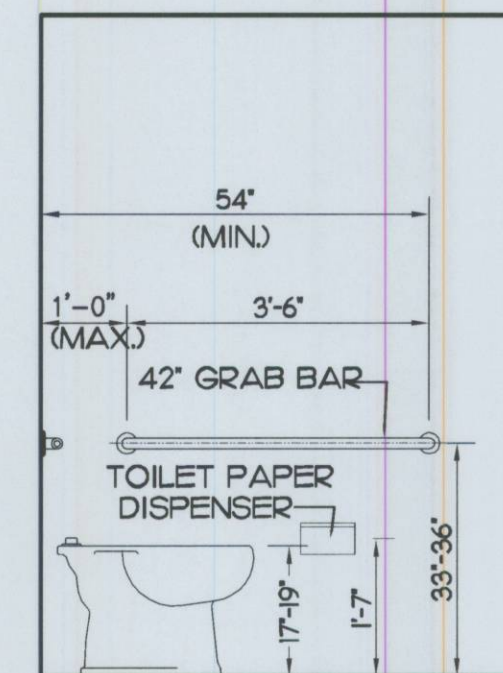
GUARD HOUSE REAR (NORTH) ELEVATION



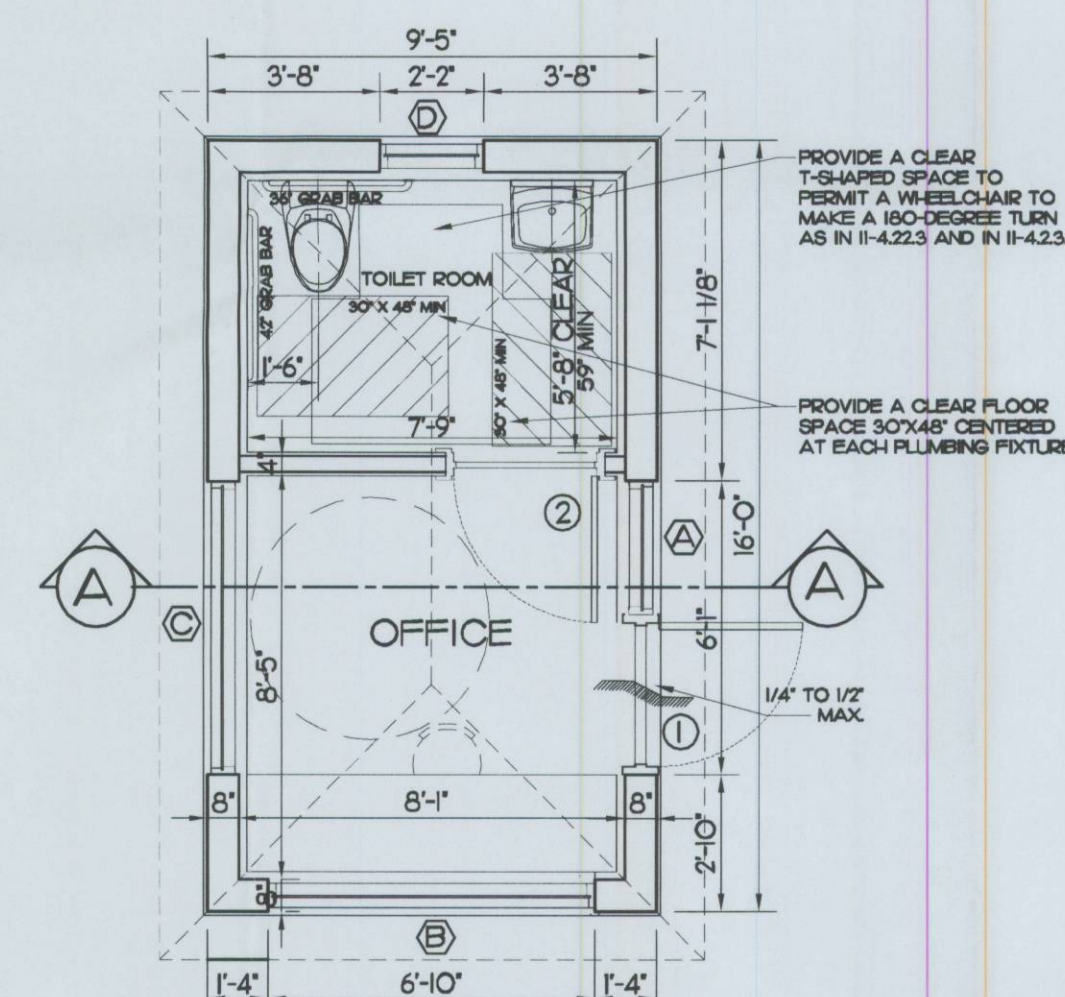
TOILET FRONT VIEW



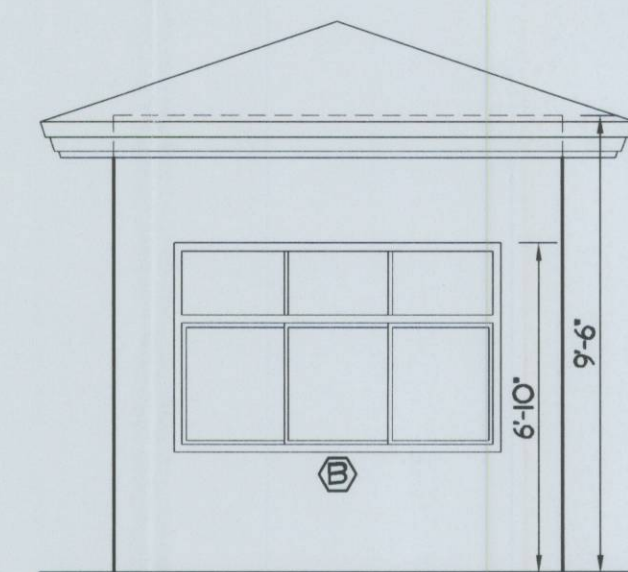
LAVATORY SIDE VIEW



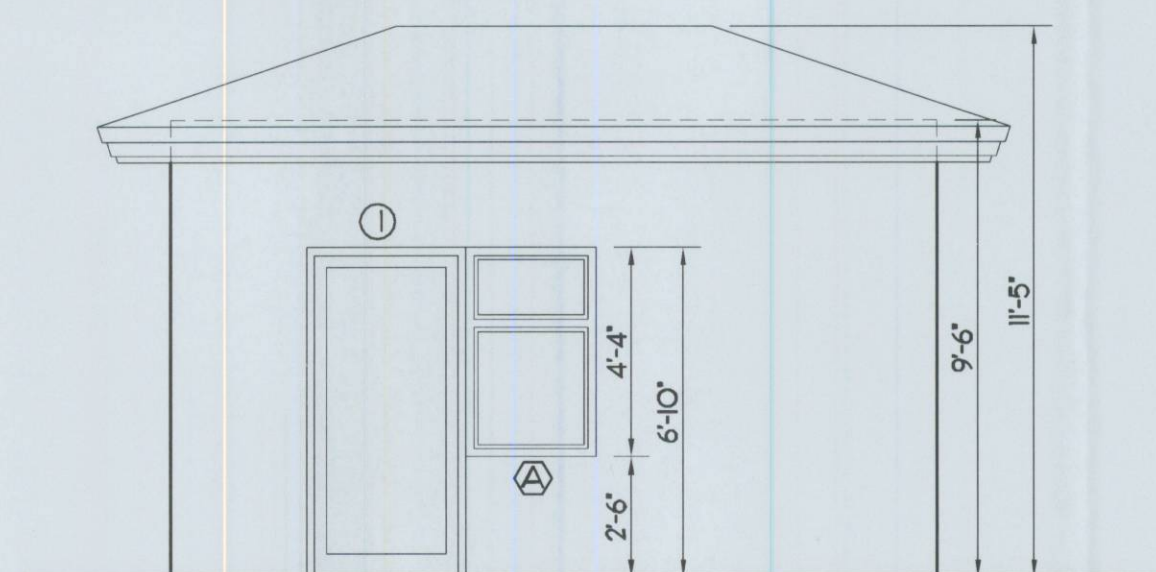
TOILET SIDE VIEW



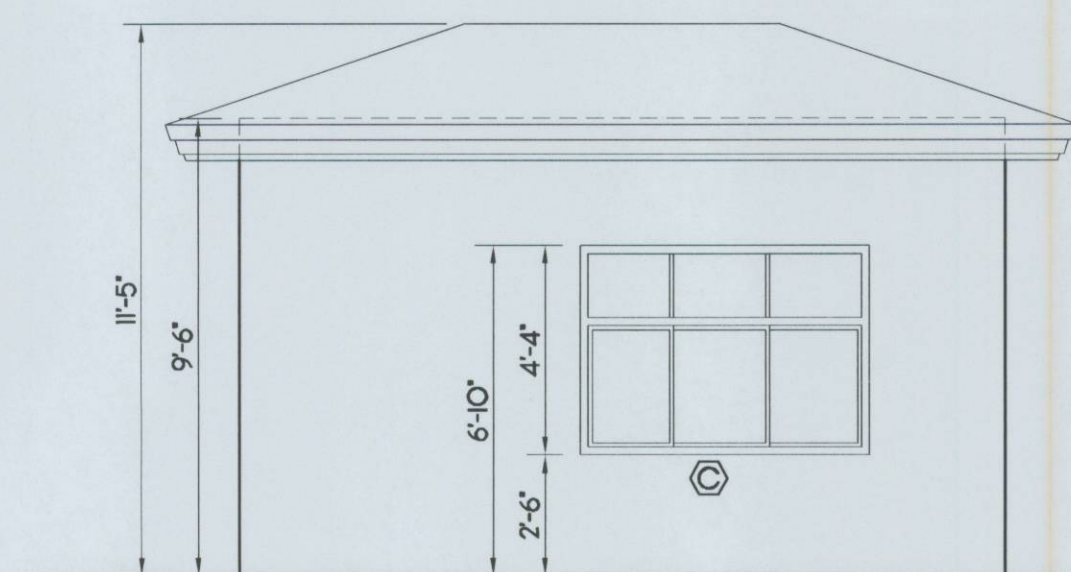
GUARD HOUSE FLOOR PLAN



GUARD HOUSE FRONT (SOUTH) ELEVATION




GUARD HOUSE SIDE (EAST) ELEVATION



GUARD HOUSE SIDE (WEST) ELEVATION

| | |
|-------|---------------------|
| A-1 | GUARD HOUSE PLAN |
| AI-O4 | SCALE: 1/4" = 1'-0" |



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Entrance Remodeling for an Existing Development

8405-8411-8421-8501-8511 NW 8th St.

GUARD-HOUSE
ARCHITECTURAL PIANI

| | |
|--|-------------------------------|
| DRAWN BY: L. CAPOTE | ISSUE DATE: 9-21-07 |
| PROJECT NO. 07328 | SCALE: AS SHOWN |
| ARCHITECT OR ENGINEER OF RECORD:  JORGE S. AZZE <i>1-28-07</i> | |
| DRAWING NO. | |

A2-O1

SHEET 1 OF 1

1



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Miami, Florida 33126

NAME OF PROJECT

DATE

NO. REVIEWS / SUBMISSIONS

DRAWING TITLE

TYPICAL DETAILS

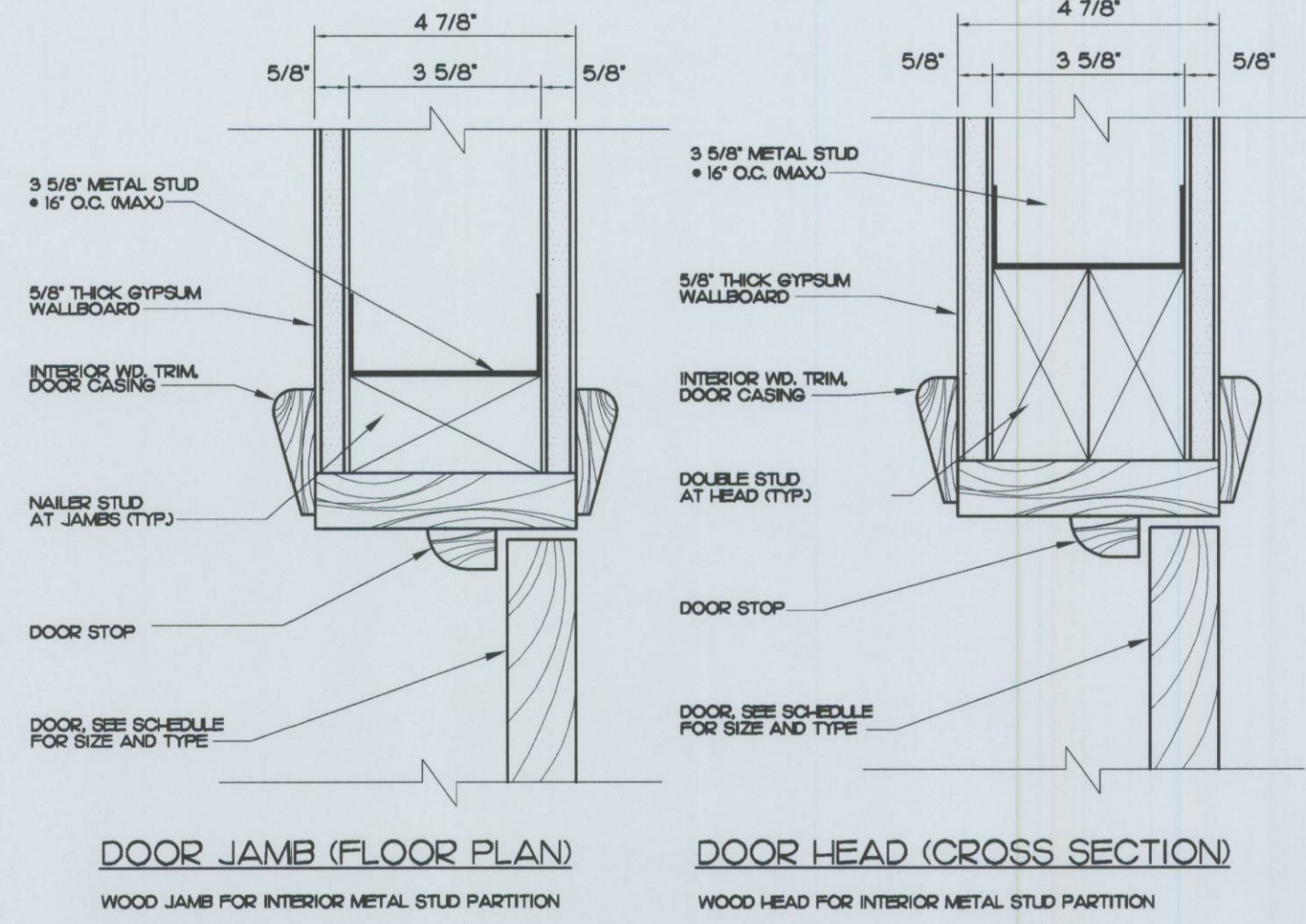
DRAWN BY: L. CAPOTE
PROJECT NO: 07328
ARCHITECT OR ENGINEER OF RECORD:
Jorge S. Azze
09688

ISSUE DATE: 9-21-07
SCALE: AS SHOWN
1-28-08

A2-O2

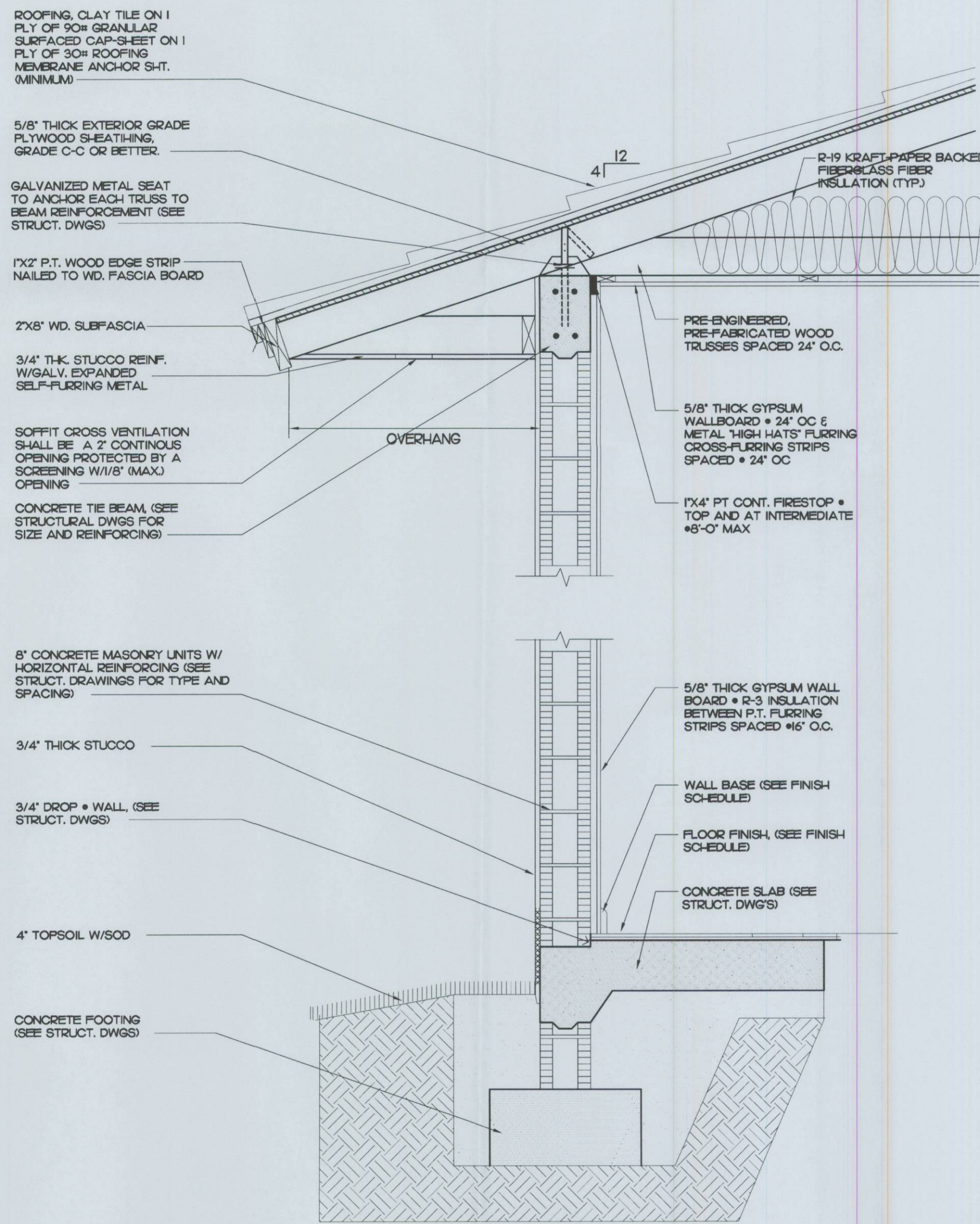
SHEET OF

FILE NAME



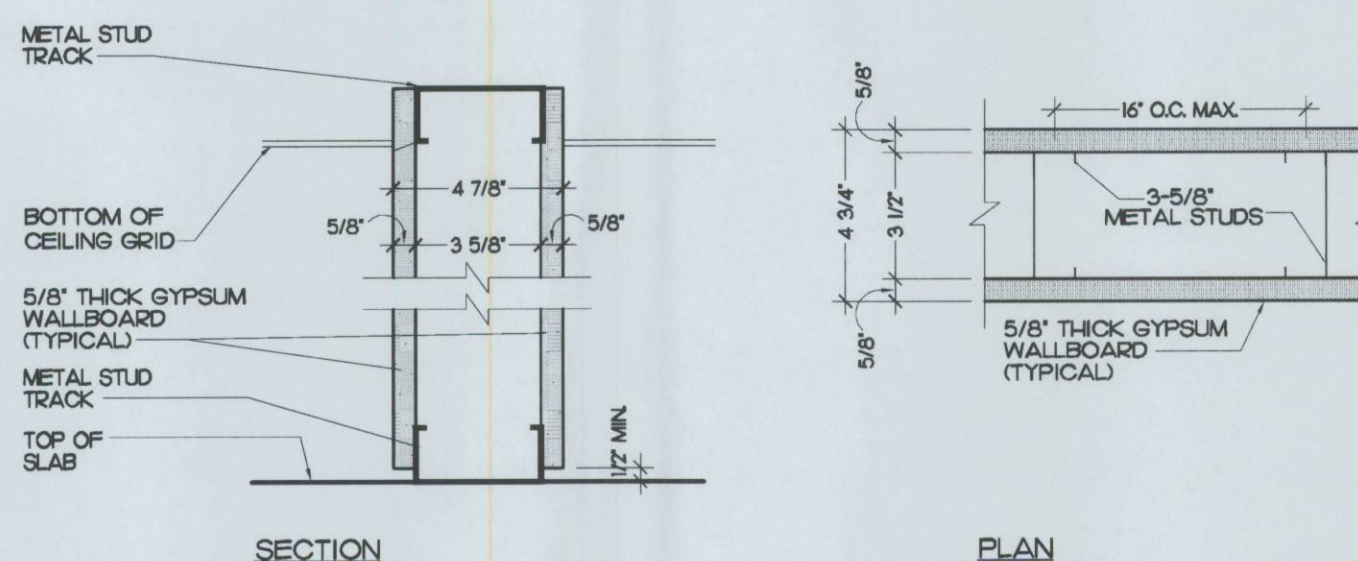
J-II DOOR JAMB AND HEAD DETAIL

AI-O6 SCALE: N.T.S.



A-II GUARD HOUSE PLAN

AI-O6 SCALE: 1/4" = 1'-0"



A-7 TYPICAL INTERIOR PARTITION DETAIL

AI-O6 SCALE: N.T.S.